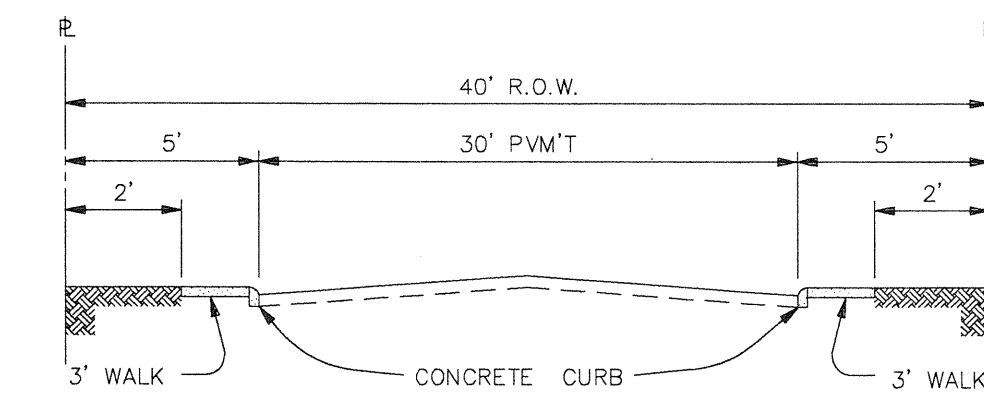




- 130 RESIDENTIAL UNITS
- 3 PRIVATE PARKS
- TOTAL ACREAGE 32.950 ACRES, INCLUDING
4.120 ACRES OF PAVED AREA
1.31 ACRES OF INTERIOR DRAINAGE EASEMENT
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED PER RESIDENTIAL UNIT

NOTES:

1. THERE SHALL BE A MINIMUM AVERAGE BUILDING SET-BACK OF 20 FEET FROM THE WEST RIGHT-OF-WAY LINE OF BLANCO ROAD, WITH NO STRUCTURE CLOSER THAN TEN (10) FEET FROM THE RIGHT-OF-WAY LINE.
2. THERE SHALL BE AT LEAST TEN (10) FEET OF SPACING BETWEEN ABUTTING LOT STRUCTURES.
3. **SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN SIGHT LINE TRIANGLES SHOWN, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.**
4. PEDESTRIAN ACCESS (3' WIDE SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
5. THE FRONT BUILDING SET-BACK OF EACH FRONT LOADING GARAGE UNIT SHALL BE MINIMUM 20 FEET FROM THE PROPERTY LINE.
6. LOTS 2, 3, AND 4 ARE PARKS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
7. ALL STREETS WITHIN DEVELOPMENT ARE PRIVATE STREETS, THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENTS.



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LAND DEVELOPMENT
SERVICES DIVISION

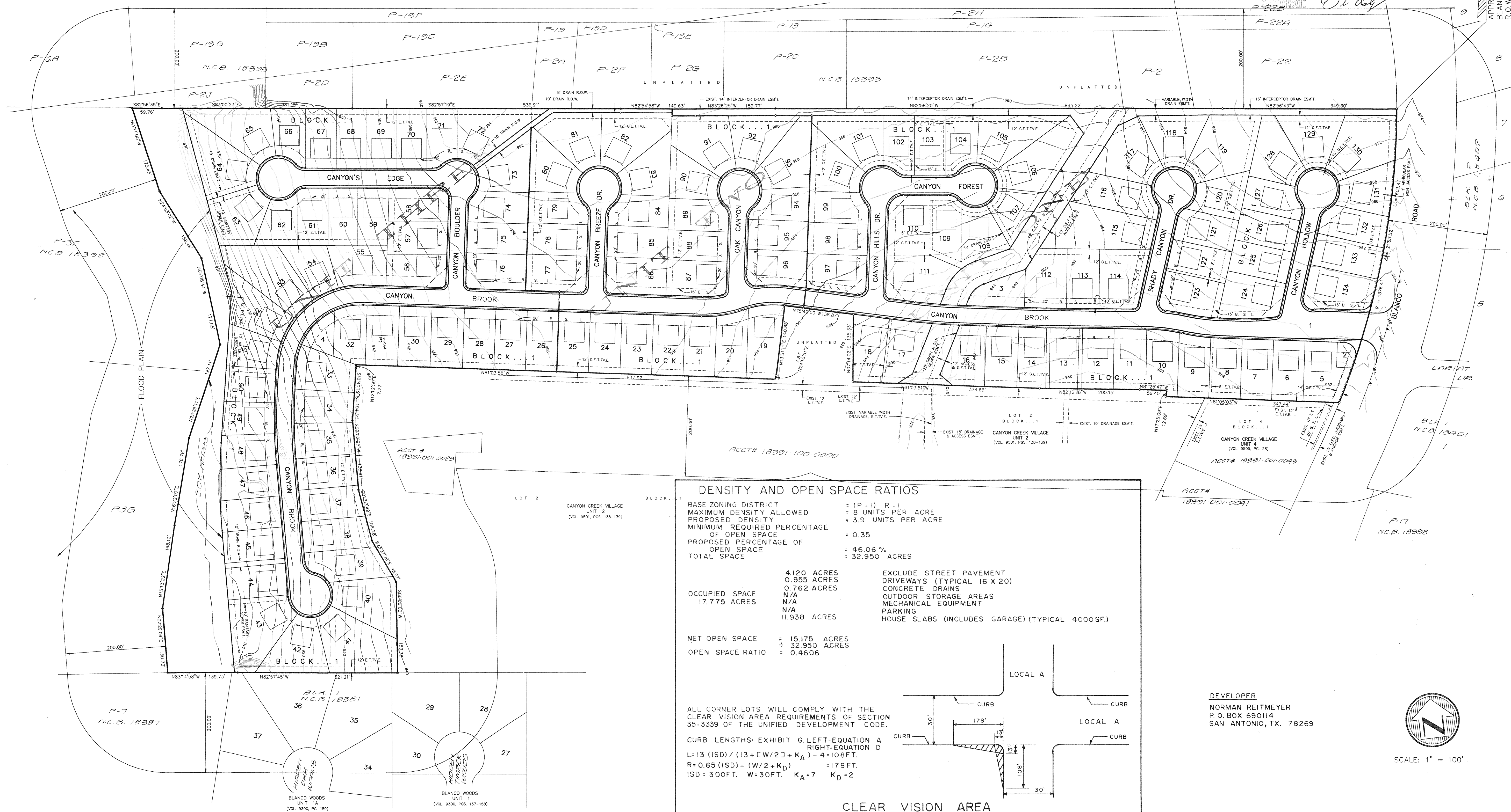
TYPICAL STREET SECTION ACCEPTED
BY THE CITY OF SAN
ANTONIO DEVELOPMENT
REVIEW COMMITTEE

Date: Dec 7, 1992

File # 341

Signed: W. Kash

APPROXIMATELY 2500 FEET ALONG
BLANCO ROAD TO THE SOUTH
R.O.W. LINE OF F.M. 1604



"PRELIMINARY OVERALL AREA DEVELOPMENT PLAN"

CANYON CREEK BLUFFS SUBDIVISION
A PLANNED UNIT DEVELOPMENT



W.F. CASIELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1039 W. Hildebrand - San Antonio, Texas 78201 - (512) 734-5351

REVISIONS:

JOB NO. _____
FILE: CCB-PUD
DATE: 11/03/92
DESIGN: _____
DRAWN: FB
CHECKED: _____
SHEET 1 OF 1

December 7, 1992

Mr. Lee Wright
W.F. Castella & Associates , Inc.
1039 W. Hildebrand
San Antonio, Texas 78201

Re: Canyon Creek Bluffs PUD /POADP # 341

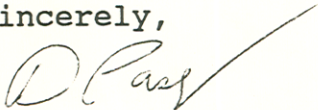
Dear Mr. Wright

The Development Review Committee has reviewed and accepted the captioned Preliminary Overall Area Development Plan. The plan as submitted is in general conformance with the Unified Development Code with the exception of the proposed street offset at Canyon Brook and Lariat Dr. Street jogs with center line offsets of less than 125 feet are not permitted. This will involve a request for variance, or redesign of the intersection will be necessary. Additionally, acceptance of cul-de-sac streets in excess of 500 will require written justification in conjunction with the plat review process. Also for traffic engineering review, please submit a detailed section reflecting the location of planned access control.

Please note that this action by the committee does not establish any commitment for the provision of utility service or zoning of any type now or in the future by the City of San Antonio. Additionally , this action does not confer any vested rights to plat under the existing Subdivision regulations . Any platting will have to comply with the Unified Development Code at the time of platting.

If you have any questions , please call Alex Garcia at 299-7900.

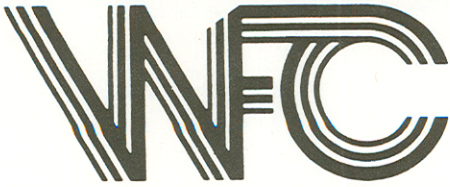
Sincerely,



David W. Pasley, AICP
Acting Director
Department of Planning

DWP/EG

cc: Andy Ballard , Traffic Design Engineer



TRANSMITTAL LETTER

W.F. CASTELLA & ASSOCIATES, INC.
Engineers • Surveyors • Planners
1039 W. Hildebrand • San Antonio, Texas 78201 • (210) 734-5351

TO: Planning

Job No. 45440.00 Date 11/30/92
Re: Canyon Creek
Bluffs

Attn: Alex Garcia

"POADP"

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items.

☒ Prints ☐ Sepias ☐ Films ☐ Plans ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

SETS	COPIES PER SET	DESCRIPTION
5	1	24x36 Prints for use

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DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| <input type="checkbox"/> For your approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
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| <input type="checkbox"/> For review and comment | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> FOR BIDS DUE _____ 19__ | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US | |

REMARKS: _____

COPY TO: _____
REC. BY: _____
DATE: _____

If enclosures are not as noted, kindly notify us at once.

SIGNED: [Signature]